



27 Buce Hayes Close, Highcliffe, Christchurch, Dorset. BH23 5HJ

£510,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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CENTRAL LOCATION - A well presented two double bedroom detached bungalow, perfectly situated within level walking distance to the High Street and beaches beyond. The property sits on a generous plot (in excess of 110ft) and offers flexible and spacious accommodation with the possibility of extending if desired stpp.



ENTRANCE HALL

A bright and airy Entrance Hall accessed via a UPVC obscured double glazed front door with matching leaded light side screen. Ceiling light point, wall mounted double panelled radiator, access into the roof space via a drop down loft ladder. Airing cupboard housing the hot water cylinder with slatted wooden shelving, Herringbone Parquet flooring and power points.

Doors off to all accommodation.

LIVING/DINING ROOM (20' 10" X 10' 11" MAX) OR (6.36M X 3.33M MAX)

A spacious dual aspect room with UPVC double glazed leaded light window to the front, stain glass window to the side and sliding patio doors to the rear. Two ceiling light points, velux window over the dining area, two double panelled radiators, TV aerial point, electric fireplace with part wooden and tiled surround, laminate flooring and power points.



CONSERVATORY (9' 7" X 11' 11") OR (2.91M X 3.63M)

Of UPVC double glazed construction under a tinted double glazed pitched roof on a brick base. Ceiling light point, wall mounted double panelled radiator and power points. Double doors onto the rear garden.

KITCHEN (11' 11" X 10' 2" MAX) OR (3.63M X 3.11M MAX)

Fitted with a range of base and wall mounted cupboard and drawer units with areas of laminate roll top work surface in part to three walls. Inset stainless steel sink with mixer tap over and drainer unit adjacent. Inset four ring electric hob with integrated single electric fan assisted oven below. Space and plumbing for a washing machine and space for an under counter fridge. UPVC double glazed window to the side and rear, inset ceiling spotlights, part tiled walls, laminate flooring and power points. There is a double glazed patio door providing access onto a side path.



BEDROOM 1 (12' 11" X 12' 10") OR (3.93M X 3.90M)

A generous dual aspect room with UPVC double glazed leaded light windows to the front and side. inset ceiling spotlights, wall mounted double panelled radiator, a range of fitted cupboards, telephone point, TV aerial point and power points.



SHOWER ROOM

Fitted with a matching white suite comprising of low level flush WC, wall mounted wash hand basin with mixer tap over and vanity cupboards below and a corner enclosed shower cubicle with chrome Mira shower attachment. Two UPVC obscured double glazed windows to the rear, inset ceiling spotlights, wall mounted double panelled radiator, part tiled walls, extractor fan and tiled flooring.

BEDROOM 2 (11' 0" X 9' 11") OR (3.35M X 3.01M)

A good sized double bedroom with UPVC double glazed window to the side. Ceiling light point, wall mounted double panelled radiator and power points.



LAUNDRY ROOM (16' 10" X 8' 0") OR (5.12M X 2.43M)

Of UPVC double glazed construction under a triple-ply poly-carbonate flat roof. UPVC double glazed sliding door to the front and patio door providing access to the side. Wall light point, space and plumbing for a washing machine and tumble dryer. Power points.

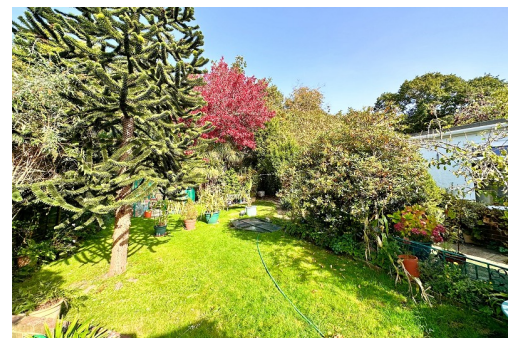
Part glazed wooden door provides access into the:

GARAGE (14' 7" X 8' 0") OR (4.44M X 2.43M)

Currently utilised as a storage area. UPVC double glazed window to the side, power and lighting.

OUTSIDE

The rear garden is a spectacular feature of the property being substantially larger than average in size (approx 110ft) and is currently split into two areas. Immediately abutting the rear of the property is a good sized paved area with a pathway leading towards the bottom of the garden. There is an extensive area of lawn with deep, mature shrub borders providing privacy and seclusion. As you walk down the well appointed garden, there is a feature fish pond, storage shed abutting the rear of the garage and a well stocked greenhouse. The second part of the garden offers huge scope to re-design or the ability to continue with a mature wildlife area with a vast array of mature shrubs, trees and bushes the garden then backs onto woodland beyond. The rear garden is fully enclosed by timber fencing to both sides and rear. Outside security lighting, part brick and timber potting shed and cold water tap.



THE APPROACH

Laid mainly to feature paving to provide off road parking for two vehicles with a set of wrought iron gates to the front. There are a number of established shrubs and bushes, as well as an area of well maintained lawn. On one side of the property, there is a secondary wrought iron gate and pathway provides access to the front door. Whilst just off the driveway, there is a 6ft high timber gate providing access onto the paved side passage.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West and after around 100 yards turn right into Bucehayes Close turning left at the T-junction where the bungalow will be found on the right hand side and numbered.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

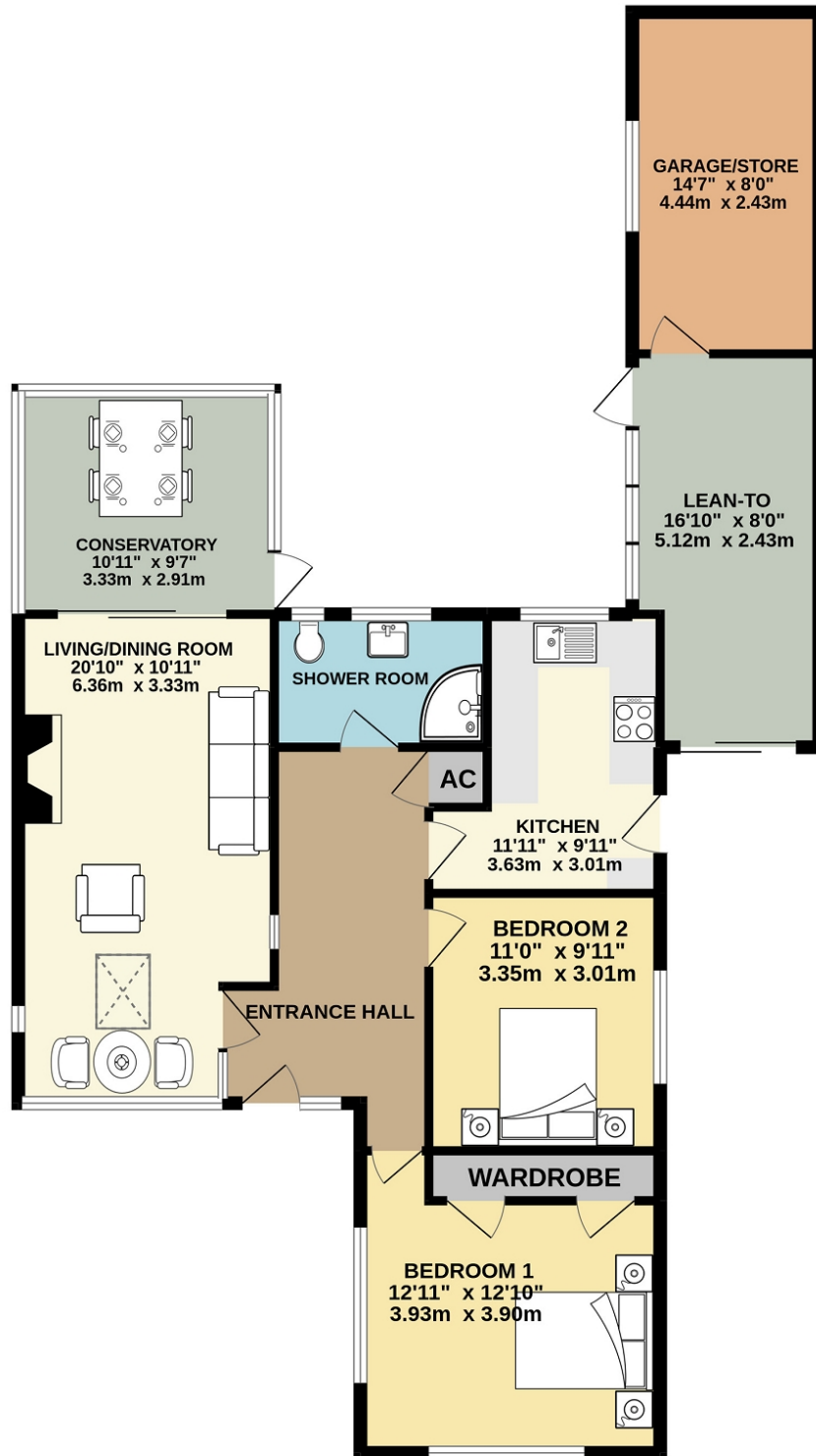
TENURE

The resale tenure for this property is Freehold

EPC RATING

The EPC rating for this property is TBC

GROUND FLOOR
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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